

HANSON PLANNING BOARD
MINUTES OF THE PUBLIC MEETING OF MAY 16, 2016
HANSON TOWN HALL, 542 LIBERTY STREET, HANSON, MA

A meeting of the Town of Hanson **Planning Board** was held on **May 16, 2016** at the Hanson Town Hall, 542 Liberty Street, Hanson, MA.

Present: Donald Ellis, Chairman
Stephen Regan
Joseph Gamache
Joseph Weeks
John Kemmett
Laurie Muncy, Town Planner/Conservation Agent

By motion made and seconded, the meeting was called to order at 7:00 PM.

The Board reviewed the minutes of April 25, 2016. Joseph Gamache had a revision to page 2 paragraph one. He would like to clarify the statement with revisions to include: Joseph Gamache stated that the asphalt around the basin out near the road, the lower entrance needs to be excavated out. Joseph Weeks made a motion to approve the minutes with the following revisions, "the paving needs to be repaired and not the basin". Stephen Regan seconded the motion with the amendment. The motion passed unanimously. Joseph Weeks made the motion to approve the minutes of April 25, 2016 as revised. Stephen Regan seconded the motion. The motion passed unanimously.

At 7:05 PM the Board called to order a discussion with Donald Shute regarding the Brookside Estates subdivision. Mike Watson of Coastal Heritage Bank was not present for the discussion. An engineering report was received from Patrick Carrera of PMP Associates LLC dated May 14, 2016. Patrick made a presentation as to his engineering report. The catch basins have appeared to be cleaned out but there are no silt sacks installed in the basins. The cul-de-sac is still being used to stockpile material without erosion control. There was no erosion control on the lots behind Progress Way. No work has been performed on the curbing. The erosion from the neighboring property owned by Barakat is still an issue. The light poles were delivered to the property but not yet installed. The binder needs to be repaired – see action items.

Mulch waddles were installed around the catch basins at the hill adjacent to the Barakat property. The hill needs to be vegetated. Donald Ellis stated that the slope needs more than vegetation to stabilize it, grass alone is not sufficient to stabilize a hill that steep. Patrick Carrera stated that should a substantial rain event occur the soils will erode the bank and eventually enter the catch basins. Joseph Gamache stated that the developer must install hay and the site might require a double installation in areas. Donald Shute has to protect the road. Patrick suggests that Mr. Shute install waddles around the catch basins. Joseph Gamache stated that waddles are too light. Patrick stated that along the hill he has installed silt fence but it will tear down quickly. It will be a battle for maintenance.

Stephen Regan asked Mr. Shute if he has spoken to ZBA about the erosion control. Donald Shute stated that they are trying to create a retaining wall. They took out too much material to construct a wall. Barakat was telling the homeowners of the condos that they have to take care of their own landscaping. The loam pile was supposed to be removed last week. Joseph Gamache asked if they mined the material off that slope. Donald Shute stated that it appears that the property was mined by Tracey White. I asked him not to access the site from my road but he did. Then Barakat used his own

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contractor whose name is also Johnson. Joseph Gamache stated that the property looks like they removed 4000 yards of material from the site. Donald Shute stated that the road layout is approximately seven feet from the edge of pavement.

Joseph Gamache asked Patrick about the construction of the basins? Patrick stated that he spoke to Warren Bush, the contractor on the site, about the basins and told him to consult with the highway department regarding use of the rings on the basins. We will take a look at that when they raise the structures. Patrick indicated that he looked in every set of basins, the fabric was in place and he could see the hood. He did not open the man holes. The system will need to be flushed with a machine, either a water truck, hose. The Board addressed Mr. Shute "You need to do that before you start working on the basins again."

Joseph Gamache stated that the manholes need to be constructed appropriate with clay brick. I took a drive through and saw formed up handicap ramps ready to go. We agreed that no work would be done until stormwater management was taken care of. I took a shovel and found organics, asphalt, and brick. If you do something like that again we will require it to be ripped out. I told Don they are going to pour this tomorrow. You skim coat the gravel. Donald Shute stated that the board indicated Warren Bush did good work so I hired him. Patrick stated that he got a call from Warren who asked me to go out there and I believe I wrote a report on that on May 2. He started to prepare the sidewalks and told them they were supposed to be constructed to Planning Board standards. We are going to do a core test to ensure they are constructed with at least 8 inches of gravel.

Joseph Weeks stated that Mr. Shute has to be the quality control engineer and be on site to ensure that everything is constructed according to the plan. Stephen Regan stated that you are relying on recommendation or reputation, you cannot assume anything. You need to be out there and check the checkers. Everybody says they are doing the right thing but we keep finding issues.

Donald Shute stated that Mackenzie Engineering was supposed to do the topo but due to the rain they were unable to do so until last Friday. The basin I will check to see if the line was blown that leads to the basin. When I did the silt fabric today, they were virtually empty. The water appears to crown the road but it didn't appear that the water from Main Street was entering the basins. Patrick stated, "I think it is acting to push the water away from that set of basins, it is still at binder." Donald Shute stated, "I built the second house on the right and there has never been any standing water in the basin."

In the last meeting it was decided that all the granite needs to be five-foot dive stone, tip stone is what they call it – straight granite cut into a 16 degree angle. Joseph Gamache stated that there is dive stones, transition and tip stones that do not match up anywhere. Donald Shute stated that it seems very expensive to replace all the stone if the desire is to match it up. The transition stone is the standard shown on the plan. Joseph Gamache stated, "Transition to slope stone, they do use it. In your case, you have too many places to use a tip stone. When ZBA allowed increased densities, the stones impact three driveways that need to be replaced."

Donald Shute stated that the loam pile was supposed to be removed last week. Joseph Gamache stated that, "It is perpetual maintenance until that slope is completed." Donald Ellis agreed that if they don't maintain that slope it will be a continual problem. It's almost like they should have a wall there. Patrick stated that if they had terraced that hill it would have been better – it is closer to 2:1 slope. Donald Ellis

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stated that our engineer should come up with a solution that should be presented to ZBA for action. They have the responsibility to maintain that slope. Donald Shute stated that the engineer that did that plan, they should be required to hold the lots until they are satisfied with construction.

Stephen Regan stated that the Board needs the erosion issues addressed, then the pond issues addressed, then a plan from Mr. Barakat that controls the erosion. Hay bales, silt fence, notification to ZBA regarding the erosion control on Barakat property. It is a safety issue for the area. You have cleaned out the basins but we are not sure about the drain. Start with hay bales and silt fence. Donald Ellis stated that it is on your property and affecting the basins on your property.

There was some discussion regarding the location of the fire hydrant in relation to the sidewalk. They appear to be within the 10-foot planting and utility easement. The water department should be consulted to accept that. Joseph Gamache asked the Board to consider scheduling another site inspection. Donald Ellis stated that the Board should make sure that the easements are drafted and recorded as appropriately. Joseph Weeks stated that he wants someone from the fire department and town counsel to review the location of the hydrants in relation to the easement. I don't have a problem with it if the fire department is satisfied. I want to know how far out it is. Joseph Gamache stated that the Board wants to see the locations identified on the as-built plans. You can add a detail to the plan with a hydrants detail in relation to the easement locations. Donald Shute indicated that he thinks it has already been done and it should be on the plan.

Donald Shute stated that there is no street light spec. The electrician suggested that I look into solar lights. I was surprised that he suggested it. I did look at it. I already bought the six street lights. The homeowners' association takes care of lights. Donald asked if the Board has an objection to the use of solar street lights. John Kemmett asked how many days can the light function without sunlight. Donald Shute stated that he doesn't know that answer. Stephen Regan stated, "I bet if you did a survey of the residents, they would probably prefer the solar. If you can provide the board with information regarding longevity, amount of sunlight necessary." Donald Shute stated that the town is not responsible for the lights. The electric company doesn't care either as the homeowners are paying for it. The solar lights avoid disturbance to a few driveways but the cost of the lights might be a little more expensive.

Donald Shute stated that replacing the granite, which is set in concrete and difficult to remove, seems wasteful just to make it match. Nick Harris claimed that Swenson numbered the granite and it was installed according to Swenson's specs. The road was extended; it was a commercial site that was changed to a residential site. There were three different plans, so maybe that is where the confusion lies. There are 22 pieces of granite that has to be removed. My argument is that it seems wasteful as to what the objective of the granite is – to keep cars on the road and channel drainage. Originally there were 18 homes and now there are 37 houses. The road was designed for 18, therefore the granite changed. Stephen Regan stated that the change in the number of units is what caused the curbing to be changed. By changing the plan and adding driveways, the driveways were compromised by the granite locations. You did not think out the granite when you added the new lots. Stephen Regan stated that you have done some work but there are still serious erosion control problems so we suggest the ZBA as an avenue to provide additional assistance.

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Discussion ended at 8:28 PM.

There was a discussion item scheduled with Mike Facchini and Mark Ridder to review a change of unit configuration for the Liberty Street entrance of Stonebridge Commons. Unfortunately, the applicants did not show up to the meeting. They will be placed on a future agenda.

The Board signed invoices for Norwood Printing and PMP Associates for review of the Brookside Estates.

Stephen Regan made a motion to adjourn the meeting, Joseph Gamache seconded the motion. The motion passed unanimously.

Meeting adjourned at 8:55 PM

Respectfully submitted,

Laurie Muncy

Town Planner/Conservation Agent